031.0	0005	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,047,400	/	1,047,400
USE VALUE:	1,047,400	/	1,047,400
ASSESSED:	1,047,400	/	1,047,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBANO DANIEL D
Owner 2:	TEWKBURY JANE E
Owner 3:	
Street 1:	31 ADAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALBANO DANIEL C & MARY C -
Owner 2:	-
Street 1:	31 ADAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Asbestos Exterior and 3406 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	587,700	4,900	454,800	1,047,400
Total Card	0.114	587,700	4,900	454,800	1,047,400
Total Parcel	0.114	587,700	4,900	454,800	1,047,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.51 | /Parcel: 307.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 21924
GIS Ref:
GIS Ref:
Insp Date: 10/07/17

!2617!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	588,100	4900	4,950.	454,800	1,047,800	1,047,800	Year End Roll	12/18/2019
2019	104	FV	433,400	4900	4,950.	483,200	921,500	921,500	Year End Roll	1/3/2019
2018	104	FV	433,400	4900	4,950.	352,500	790,800	790,800	Year End Roll	12/20/2017
2017	104	FV	407,200	4900	4,950.	307,000	719,100	719,100	Year End Roll	1/3/2017
2016	104	FV	407,200	4900	4,950.	261,500	673,600	673,600	Year End	1/4/2016
2015	104	FV	364,200	4900	4,950.	255,800	624,900	624,900	Year End Roll	12/11/2014
2014	104	FV	364,200	4900	4,950.	210,300	579,400	579,400	Year End Roll	12/16/2013
2013	104	FV	378,400	4900	4,950.	200,100	583,400	583,400		12/13/2012

PRINT

Date	Time
12/10/20	17:59:47

LAST REV

Date	Time
10/16/17	08:57:38
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2617

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALBANO DANIEL C	41011-2		9/25/2003		550,000	No	No		
	12953-489		3/31/1976		56,000	No	No		N

USER DEFINED

Prior Id # 1:	21924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2016	348	New Wind	14,518					replace windows
10/19/2015	1580	Re-Roof	15,300					
7/28/2015	1018	Manual	2,200		7/28/2015			Gut ceiling and ou
10/12/2010	2120	New Wind	2,900					REPL 3 WINDOWS
9/17/2008	1147	Manual	22,078					demo and rebuild n
9/27/2007	863	Porch	28,290					rebuild front porc

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	345	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97543001
Const Adj.:	0.94981003
Adj $ / SQ:	157.500
Other Features:	141000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721936
Depreciation:	134280
Depreciated Total:	587656

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

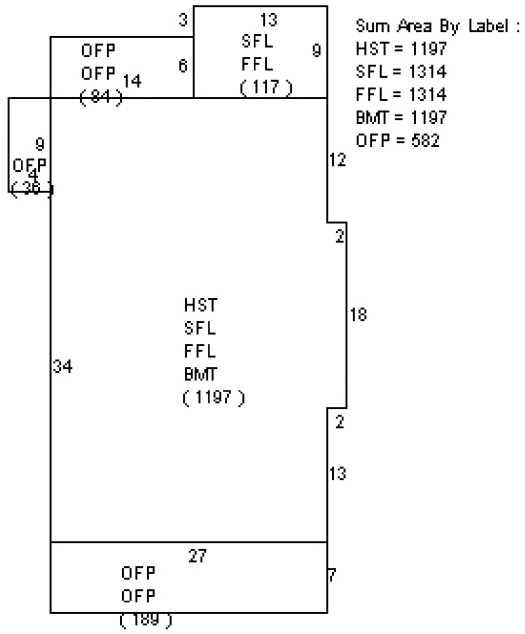
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.50
Special Features:	0	Val/Su Net:	117.40
Final Total:	587700	Val/Su SzAd	182.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,314	157.500	206,956
SFL	Second Floor	1,314	157.500	206,956
BMT	Basement	1,197	51.860	62,073
HST	Half Story	599	157.500	94,264
OFP	Open Porch	582	18.360	10,688

Net Sketched Area:	5,006			Total:	580,937
Size Ad	3226.5	Gross Are	5604	FinArea	3406

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X18	A	AV	1922	21.61	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900